

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 03/31/2008  
**Grantor(s):** GUY E. VANBAULEN AND WIFE EDNA VANBAULEN  
**Original Mortgagee:** WELLS FARGO FINANCIAL TEXAS, INC.  
**Original Principal:** \$149,241.41  
**Recording Information:** Instrument 2008042800503280  
**Property County:** Collin  
**Property:** THE DESCRIPTION OF THE PROPERTY IS ATTACHED HERETO AS "ADDENDUM A TO TEXAS HOME EQUITY SECURITY INSTRUMENT - DESCRIPTION OF PROPERTY" AND IS SPECIFICALLY INCORPORATED HEREIN.  
**Reported Address:** LOT 21, BLOCK C, FINAL PLAT OF EL DORADO HEIGHTS, SECTION II, PHASE IV-A, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS ACCORING TO MAP OR PLAT THEREOF RECORDED IN VOLUME K, PAGE(S) 385, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS.  
5209 BOXWOOD LN, MCKINNEY, TX 75070

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Wells Fargo Financial Texas, Inc.

**Mortgage Servicer:** Wells Fargo Bank, N. A.

**Current Beneficiary:** Wells Fargo Financial Texas, Inc.

**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 7th day of February, 2017

**Time of Sale:** 10:00AM or within three hours thereafter.

**Place of Sale:** AT THE SOUTHWEST ENTRANCE OF THE JACK HATCHELL COLLIN COUNTY ADMINISTRATION BUILDING LOCATED AT 2300 BLOOMDALE ROAD, MCKINNEY, TEXAS 75071 in Collin County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Collin County Commissioner's Court.

**Substitute Trustee(s):** Robert Ortolani, Shelley Ortolani, Mary Mancuso, Michele Hreha, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Robert Ortolani, Shelley Ortolani, Mary Mancuso, Michele Hreha, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Robert Ortolani, Shelley Ortolani, Mary Mancuso, Michele Hreha, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.



FILED  
2016 NOV 28 PM 2:40  
CLERK  
COLLIN COUNTY, TEXAS  
BY: [Signature] DEPUTY

CAUSE NO. 199-03756-2016

IN RE: ORDER FOR FORECLOSURE	§	IN THE DISTRICT COURT
CONCERNING 5209 BOXWOOD LN,	§	
MCKINNEY, TX 75070	§	
UNDER TEX. R. CIV. PROC. 736	§	
	§	
PETITIONER:	§	
	§	
WELLS FARGO FINANCIAL TEXAS,	§	
INC.	§	COLLIN COUNTY, TEXAS
	§	
	§	
RESPONDENT(S):	§	
	§	
EDNA VANBAULEN, GUY E.	§	
VANBAULEN	§	199 <sup>TH</sup> DISTRICT COURT

ORDER ALLOWING FORECLOSURE

1. On this day, the Court considered Petitioner’s application for an expedited order allowing foreclosure under Rule 736. Petitioner’s application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is  
Edna Vanbaulen, whose last known address is;  
5209 Boxwood Ln, McKinney, TX 75070 and  
Guy E. Vanbaulen, whose last known address is;  
5209 Boxwood Ln, McKinney, TX 75070.
3. The property that is the subject of this foreclosure proceeding is commonly known as 5209 Boxwood Ln, McKinney, TX 75070 with the following legal description:  
  
THE DESCRIPTION OF THE PROPERTY IS ATTACHED HERETO  
AS "ADDENDUM A TO TEXAS HOME EQUITY SECURITY  
INSTRUMENT - DESCRIPTION OF PROPERTY" AND IS  
SPECIFICALLY INCORPORATED HEREIN.

LOT 21, BLOCK C, FINAL PLAT OF EL DORADO HEIGHTS,  
SECTION II, PHASE IV-A, AN ADDITION TO THE CITY OF  
MCKINNEY, COLLIN COUNTY, TEXAS ACCORING TO MAP OR  
PLAT THEREOF RECORDED IN VOLUME K, PAGE(S) 385, OF THE  
MAP RECORDS OF COLLIN COUNTY, TEXAS.

4. The lien to be foreclosed is indexed or recorded at Instrument Number: 2008042800503280 and recorded in the real property records of Collin County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Petitioner's order under Texas Rules of Civil Procedure 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 11th day of November, 2016.

  
JUDGE PRESIDING